

PB# 87-13

**Rt.32 Building Assoc.
(Never Materialized)**

35-1-102

ROUTE 32 BUILDING ASSOCIATES
Witfield 87-13

Never Materialized

General Receipt

8667

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

Route 32 Building Associates (Witfield) February 23, 1987

Received of West Lawrence Building Associates, Inc. \$ 25.00

Twenty-five and 00/100 DOLLARS

For Site Plan Application Fee (# 87-13)

DISTRIBUTION

| FUND | CODE | AMOUNT |
|--------------|------|----------|
| Check # 1305 | | \$ 25.00 |
| | | |
| | | |

By Pauline H. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Oxford®

ESSELTE

MADE IN U.S.A.

NO. 753 I/3

87-15

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 23 August 1988

SUBJECT: Route 32 Association

Planning Board Reference Number: Not Supplied

Fire Prevention Reference Number: 88-67

A review of the above referenced subject site plan/subdivision was conducted on 23 August 1988, with the following being noted.

- 1) For emergency access per Section 1161 of Title 9 NYCRR the two (2) entrance drives to be a minimum of 30 feet wide.
- 2) Section 44-11 of Town Code requires that a fire lane of thirty (30) feet from the curbline be established, to the first line of parking.
- 3) No handicapped parking or handicapped access (comp) shown to building
- 4) New fire hydrant to be installed by entrance drive at Route 32

This site plan/subdivision is found unacceptable.


Robert F. Rodgers; CCA
Fire Inspector

KARTIGANER ASSOCIATES, P. C.
CONSULTING ENGINEERS
555 ROUTE 94 NEW WINDSOR
NEWBURGH, NEW YORK
ZIP CODE: 12550 PHONE: (914) 562-4391

*copy &
File in
both files*

15 July 1988

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, New York 12550

ATTENTION: HENRY SCHIEBLE, CHAIRMAN

SUBJECT: AGENDA STATUS: 1. ROUTE 32 SHOPPING CENTER
2. NEW WINDSOR BUSINESS PARK
DANIEL RUBIN CO. DEVELOPERS

87-13

Dear Henry:

The SUBJECT projects have been entered for Planning Board review on 28 June 1988. The Route 32 Shopping Center will require Zoning Board of Appeals review and adjudication subsequent to the Planning Board's formality in referring it to the ZBA. I am therefore requesting that this be placed on your earliest agenda so that the necessary ZBA documentation may move forward.

The New Windsor Business Park is a continuation of a project under construction which can supply the Town of New Windsor some fairly heavy rateables if the project can move along.

Your early attention to these matters for placement on the Planning Board agenda would be appreciated. Thank you for your past courtesies.

Very truly yours,

KARTIGANER ASSOCIATES, P.C.



Herbert L. Kartiganer, P.E., L.S.
Project Principal in Charge

HLK:lm



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL
WEDNESDAY, APRIL 22, 1987 - 7:30 P.M.

AGENDA

Call to Order
Roll Call
Minutes

Public Hearing - Windsor Square Subdivision (86-58) - Grevas

1. Minuta's Lounge Site Plan - (85-57)
2. Pleasant Acres Nursery Site Plan - (87-5) - Grevas
3. YWCA Site Plan (87-12) - Lynch & Cornacchini

Review

4. CBC Management Subdivision (86-78) - Kennedy
5. Cherry Site Plan (87-18) - Walezak
6. Mid-Valley Petroleum Site Plan (86-87)
7. Rizzo & Rigney Site Plan (87-8) - Kennedy
8. Muriel MacNary Subdivision (86-83) - Kennedy
9. Route 32 Building Assoc. Site Plan (87-13) - Witfield *cancelled not ready*

Presubmission Conferences

10. Mike Rubin Site Plan (87-9)
11. Heritage Park Site Plan (87-11)

Correspondence
Discussion
Adjournment

(Next Meeting May 13, 1987)

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received 2-23-87
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid \$ 25.00

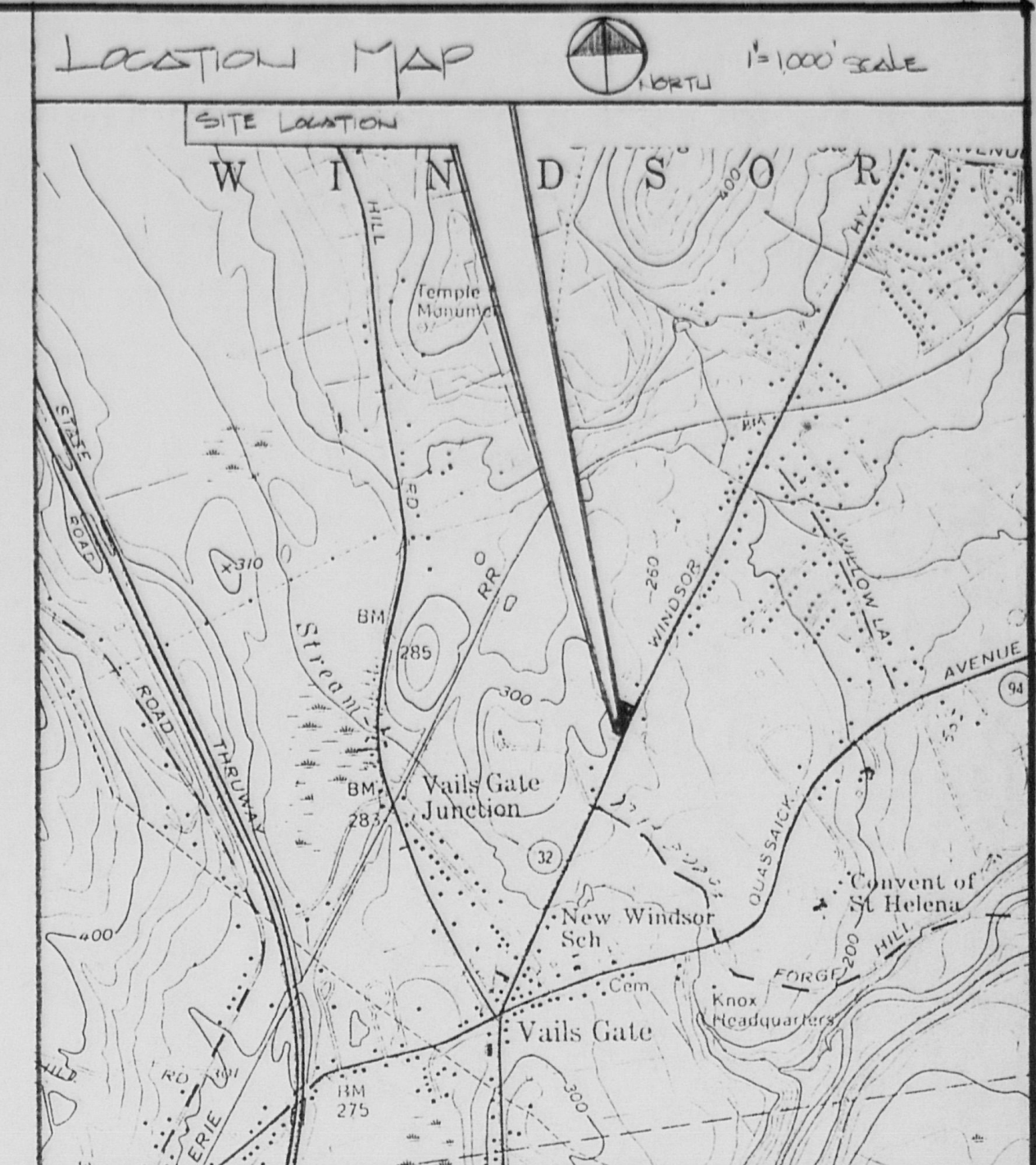
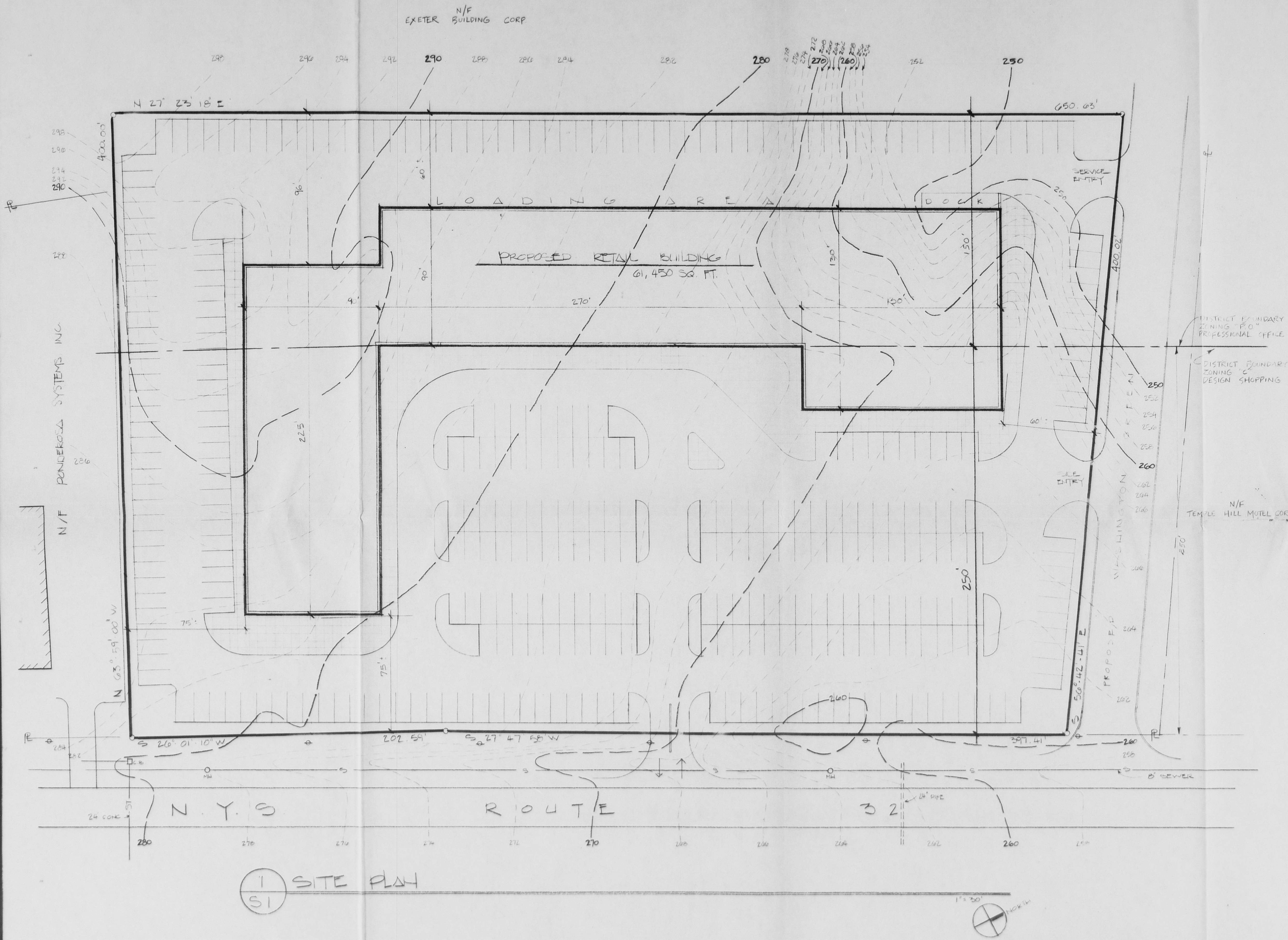
APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Route 32 Building Associates
2. Name of Applicant Route 32 Building Associates Phone (718) 995-4577
Address 147-39 175th St. Jamaica, New York 11434
(Street Name & No.) (Post Office) (State) (Zip Code)
3. Owner of Record Route 32 Building Associates Phone (718) 995-4577
Address 147-39 175th St. Jamaica, N.Y. 11434
(Street Name & No.) (Post Office) (State) (Zip Code)
4. Name of Person
Preparing Plan Donald A. Witfield Phone (914) 561-3151
Address 35 Wisner Ave. Newburgh, New York 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
5. Attorney Unselected Phone _____
Address _____
(Street Name & No.) (Post Office) (State) (Zip Code)
6. Location: On the West side of Route 32
(Street)
_____ feet North
(direction)
of Vails Gate (between the Ponderosa and the Temple Hill Motel)
(Street)
7. Acreage of Parcel 5.70 Acres
8. Zoning District Design Shopping (c) and Professional Office (PO)
9. Tax Map Designation: Section 35 Block 1 Lot(s) 102
10. This Application is for the use and Construction of _____
Retail and office use
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? no If so, list case Number and Name _____
12. List all contiguous holdings in the same ownership none
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Notary Public



SITE INFORMATION

LOCATION: TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

TAX MAP DESIGNATION: SEC 35, TOWNSHIP 1, LOT 102

LOT AREA: 3.70 ACRES (248,292 SQ. FT.)

ZONED: DESIGN SHOPPING (C)

PERMITTED USES: RETAIL STORES & BANKS (SEE C USE REGULATIONS COL. A #1)

REQUIRE: SITE PLAN APPROVAL BY PLANNING BOARD

BULK REGULATIONS

DISTRICT 'C', GROUP DD.1 (DIST. NC, GROUP AA, USES COL. A #3)

| ITEM | REQUIRED | PROPOSED |
|------------------|--------------------------------------|-----------------|
| SITE AREA | 40,000 SQ. FT. MIN. | 248,292 SQ. FT. |
| LOT WIDTH | 200 FT. MIN. | 400 FT. |
| FRONT YARD | 60 FT. MIN. | 75 FT. |
| REAR YARD | 30 FT. MIN. | 60 FT. |
| SIDE YARD | 30 FT. MIN. | 60 FT. |
| BOTH SIDE YARDS | 70 FT. MIN. | 125 FT. |
| FLOOR AREA RATIO | 0.5 MAX | |
| BUILDING HEIGHT | 4 IN. / FT. TO NEAREST PROPERTY LINE | |

PARKING REQUIREMENTS

TABLE OF USE / BULK REGULATIONS - COL. D #20

RETAIL STORES AND SLIPS IN CENTERS COMPRISING MORE THAN 50,000 SQ. FT.

5.5 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA

BUILDING AREA: 61,450 SQ. FT.

PARKING REQUIRED: 338 SPACES

PARKING PROVIDED: 338 SPACES

NOTES:

BOUNDARY & PHYSICAL SURVEY INFORMATION BASED UPON MAPS PREPARED BY PETER R. LUSTIG, L.L.S. OF BEDFORD, N.Y., LICENSE NO. 49005 FOR NEW WINDSOR ASSOCIATES. MAP ENTITLED "SURVEYING MAP FOR NEW WINDSOR ASSOCIATES" PARCEL 1, DATED JUNE 11, 1987.

Received 11 Aug 1987

KARTIGANER ASSOCIATES, P.C.
CONSULTING ENGINEERS
555 ROUTE 94 NEWBURGH NEW YORK 12550

SITE PLAN

SHEET: 1 OF 1

JOB NO: 88015, 94

SITE PLAN PREPARED FOR: RT 32 ASSOCIATES
147-51 175th STREET, JAMAICA NY 11434

DRAWN: VV SCALE: 1"=20'

CHECKED: DATE: 0 88

